



OAKFIELD



Eastbourne Road, Halland, Lewes, BN8 6PS

Price Guide £500,000



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Guide Price £500,000 - £525,000 | CHAIN FREE

Set within the heart of Halland village, this enchanting three double bedroom character cottage offers an exceptional blend of period charm, contemporary open-plan living and beautifully landscaped outdoor space. Backing directly onto open paddock land and enjoying a glorious 70ft south-facing rear garden, the property provides a rare sense of privacy, outlook and tranquillity.

The home is entered via a charming covered porch leading into a spacious and welcoming entrance hall, where a striking double-sided fireplace with wood-burning stove forms a stunning focal point and sets the tone for the rest of the property. The ground floor flows effortlessly, with open-plan living designed perfectly for both everyday family life and entertaining. The dining and family area leads seamlessly into the fitted kitchen, while the generously proportioned triple-aspect sitting room is flooded with natural light and opens directly onto the rear garden via French doors.

Upstairs, the property offers three well-proportioned double bedrooms, all benefiting from built-in wardrobes, alongside a thoughtfully arranged layout ideal for family living.

The rear garden is a standout feature – beautifully landscaped, south facing and extending to approximately 70ft, with uninterrupted views over neighbouring paddock land. Perfect for entertaining, relaxing or family enjoyment, it also provides access to an impressive detached barn. This substantial outbuilding is partly arranged as a home office or studio with additional storage, offering excellent flexibility for home working, hobbies or future potential (subject to any necessary consents).

Offered to the market chain free, this delightful village home combines character, lifestyle and versatility in an idyllic setting, making it a rare and highly desirable opportunity.





Living Room
22'5" x 11'11" (6.83m x 3.63m)

Dining Room
11'5" x 8'5" (3.48m x 2.57m)

Kitchen
11'5" x 6'0" (3.48m x 1.83m)

WC

Bedroom
16'1" x 8'3" (4.90m x 2.51m)

Bedroom
10'2" x 9'1" (3.10m x 2.77m)

Bedroom
13'2" x 10'1" (4.01m x 3.07m)

Bathroom

Store Room
16'5" x 7'4" (5.00m x 2.24m)

Office
13'1" x 9'0" (3.99m x 2.74m)

Council Tax Band E - £3188 Per Annum

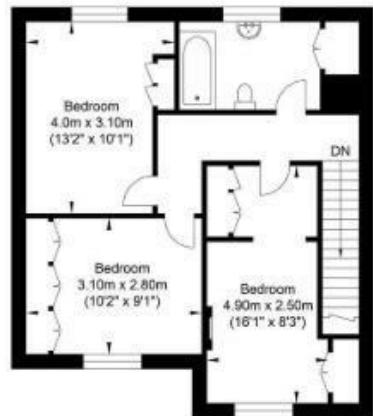


Floor Plan

Ivy Cottage, Halland



Ground Floor
Approximate Floor Area
522.04 sq ft
(48.50 sq m)



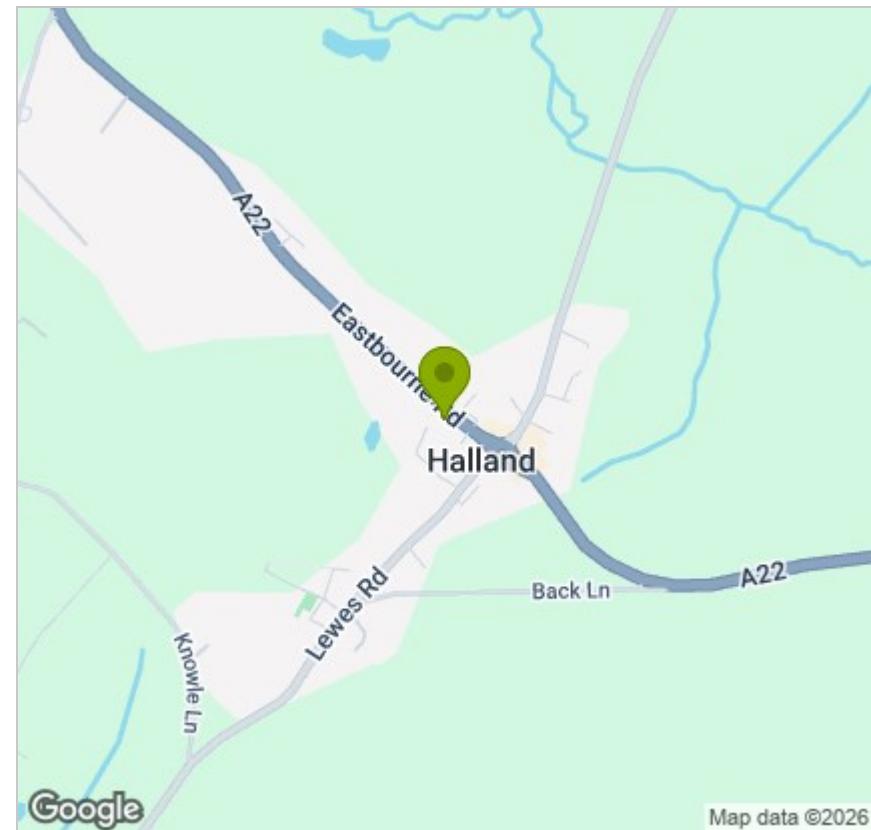
First Floor
Approximate Floor Area
522.04 sq ft
(48.50 sq m)



Outbuilding
Approximate Floor Area
301.38 sq ft
(28.0 sq m)

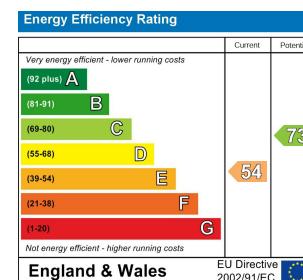
Approximate Gross Internal Area (Excluding Outbuilding) = 97.0 sq m / 1044.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Map data ©2026

Energy Efficiency Graph



Viewing

Please contact us on 01825 762132
if you wish to arrange a viewing appointment for this property or require further information.

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